

**THE CITY OF GROTON
ZONING BOARD OF APPEALS
MEETING MINUTES
TUESDAY, APRIL 22, 2008**

**MUNICIPAL BUILDING
COUNCIL CHAMBERS
7:30 P.M.**

I. ROLL CALL

Present: D. Rugh; Chairman, E. Gergen, R. Walker, K. Harkins, J. Zeppieri,
B. Frucht; Alternate, S. Bennett; Alternate
Also Present: C. Smith, Zoning and Building Official,
W. Woycik, Assistant Zoning and Building Official
Absent: none

Call to order: 7:30 p.m.

II. APPROVAL OF MINUTES

*Zoning Board of Appeals Meeting Minutes of the October 23, 2007, meeting.

Motion: R. Walker
Second: K. Harkins
Decision: Unanimous

III. PUBLIC HEARING

1. ZBA Application #464, Applicants; Ralph & Diana Stanzione, property located at: 49 Bayberry Lane, are seeking a Variance for relief from; Section 2.35b: "side yard set back." Requesting a 1' 6" Variance into the required set back.

The property is located in the R-5.1 Zone, and identified as PIN# 168708987482.

Exhibits presented:

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|--------------------------|------------------------------------|--------------------|
| 1. Agenda | 9. Review- Police Dept. | 17. Photos of unit |
| 2. Notice of Hearing | 10. Review- Parks & Rec. Dept. | |
| 3. Application | 11. Review- Planning Dept. | |
| 4. Certified Mailings | 12. Review- Fire Dept. | |
| 5. Day Publications | 13. Review- Utility Dept. | |
| 6. Memo- B. Goodrich | 14. Site Plan | |
| 7. Memo- M. Collins | 15. Letter from Pine Island Marina | |
| 8. Review- Highway Dept. | 16. HBAC e-mails | |

Discussion:

Designer: Rebecca Toscano- Moss
Mr. Stanzione

Atkins has passage way- Stanzione has ownership 5' right of way.

PUBLIC HEARING CLOSED AT 8:15 p.m.

Discussion: Hardship is a flood plain issue.

Motion: To approve ZBA Application # 464- approve it with the understanding the hardship is a flood plain issue.

Motion in favor: J. Zeppieri- approve application #464
Second: K. Harkins
Decision: Unanimous (R. Walker, E. Gergen, D. Rugh)

IV. OTHER BUSINESS

V. ADJOURNMENT

Motion to adjourn: K. Harkins
Seconded: R. Walker
Decision: Unanimous

Meeting adjourned at 8:30 p.m.

Eleanor Gergen, Secretary